029.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,600 / 919,600
					USE VALUE:	919,600 / 919,600
					ASSESSED:	919,600 / 919,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLEN JOHN F/TRUSTEE
Owner 2:	JOHN F MULLEN TRUST
Owner 3:	
Street 1:	7 DOUGLAS ROAD
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	MULLEN JOHN F -
Owner 2:	-
Street 1:	7 DOUGLAS ROAD
Twn/City:	WESTFORD
St/Prov:	MA Cntry:
Postal:	01886

NARRATIVE DESCRIPTION

This parcel contains 4,865 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Vinyl Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4865.000	461,700	5,100	452,800	919,600
Total Card	0.112	461,700	5,100	452,800	919,600
Total Parcel	0.112	461,700	5,100	452,800	919,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.41 | /Parcel: 397.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20417
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!2459!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,700	5100	4,865.	452,800	919,600	919,600	Year End Roll	12/18/2019
2019	104	FV	360,400	5100	4,865.	481,100	846,600	846,600	Year End Roll	1/3/2019
2018	104	FV	360,400	5100	4,865.	350,900	716,400	716,400	Year End Roll	12/20/2017
2017	104	FV	338,500	5100	4,865.	305,600	649,200	649,200	Year End Roll	1/3/2017
2016	104	FV	338,500	5100	4,865.	260,300	603,900	603,900	Year End	1/4/2016
2015	104	FV	302,400	5100	4,865.	254,700	562,200	562,200	Year End Roll	12/11/2014
2014	104	FV	302,400	5100	4,865.	209,400	516,900	516,900	Year End Roll	12/16/2013
2013	104	FV	314,300	5100	4,865.	199,200	518,600	518,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLEN JOHN F,	1458-129		8/25/2014	Convenience	1	No	No		
MULLEN MILDRED	1252-131		5/24/2002	Family		No	No		
	1170-64		4/24/1997	Family	1	No	No		N

PRINT

Date	Time
12/10/20	17:51:52

LAST REV

Date	Time
09/06/17	09:04:23
ekelly	

USER DEFINED

Prior Id # 1:	20417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2006	530	Re-Roof	7,695					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/27/2009	Entry Denied	372	PATRIOT
4/22/2000	Inspected	276	PATRIOT
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4865		Sq. Ft.	Site		0	80.	1.16	1									452,760						452,800	

Total AC/HA: 0.11169 | Total SF/SM: 4865 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,760 | Spl Credit | Total: 452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10375965
Const Adj.:	1.00349963
Adj $ / SQ:	188.296
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627335
Depreciation:	165616
Depreciated Total:	461718

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

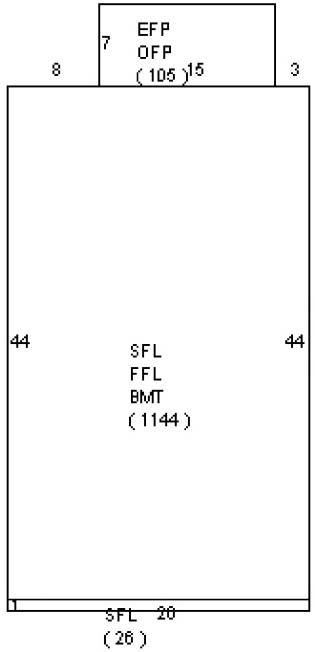
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.30
Special Features:	0	Val/Su Net:	125.87
Final Total:	461700	Val/Su SzAd	199.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,170	188.300	220,306
BMT	Basement	1,144	56.490	64,623
FFL	First Floor	1,144	188.300	215,410
EFP	Enclos Porch	105	53.340	5,601
OFP	Open Porch	105	32.330	3,394
	Net Sketched Area:	3,668	Total:	509,334
Size Ad	2314	Gross Are	3668	FinArea 2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

029.0-0004-0024.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1939	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100